035.0	0002	0022.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,035,300	/	1,035,300
USE VALUE:	1,035,300	/	1,035,300
ASSESSED:	1,035,300	/	1,035,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12	-14	NORCROSS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EMERSON MARY I
Owner 2:	
Owner 3:	
Street 1:	12 NORCROSS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EMERSON RICHARD J JR--ETAL -
Owner 2:	EMERSON MARY I -
Street 1:	12-14 NORCROSS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,106 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1960, having primarily Wood Shingle Exterior and 3457 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10106.000	572,500		462,800	1,035,300
Total Card	0.232	572,500		462,800	1,035,300
Total Parcel	0.232	572,500		462,800	1,035,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.50 | /Parcel: 299.5

Legal Description

User Acct
24208
GIS Ref
GIS Ref
Insp Date
11/01/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 035.0-0002-0022.0

!2859!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	572,400	0	10,106.	462,800	1,035,200	1,035,200	Year End Roll	12/18/2019
2019	104	FV	425,600	0	10,106.	419,400	845,000	845,000	Year End Roll	1/3/2019
2018	104	FV	425,600	0	10,106.	397,700	823,300	823,300	Year End Roll	12/20/2017
2017	104	FV	399,300	0	10,106.	347,100	746,400	746,400	Year End Roll	1/3/2017
2016	104	FV	399,300	0	10,106.	296,500	695,800	695,800	Year End	1/4/2016
2015	104	FV	356,000	0	10,106.	274,800	630,800	630,800	Year End Roll	12/11/2014
2014	104	FV	356,000	0	10,106.	227,800	583,800	583,800	Year End Roll	12/16/2013
2013	104	FV	370,300	0	10,106.	217,000	587,300	587,300		12/13/2012

PRINT

Date	Time
12/10/20	18:12:18

LAST REV

Date	Time
12/23/19	10:26:21
danam	

PAT ACCT. 2859

USER DEFINED

Prior Id # 1:	24208
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EMERSON RICHARD	68857-102		2/3/2017	Convenience	1	No	No		
	12533-183		10/3/1973		12,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2019	1101	New Wind	12,335	C				
2/22/2018	195	New Wind	15,113	C				
12/21/2016	2195	Redo Bat	12,000	C				1st fl bath remod
6/7/2016	765	New Wind	14,805					
11/7/2013	1646	Manual	4,000	C				
8/13/2007	685	Re-Roof	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
1/31/2014	Info Fm Prmt	EMK	Ellen K
3/26/2009	Meas/Inspect	189	PATRIOT
3/9/2000	Mailer Sent		
3/6/2000	Measured	197	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10106		Sq. Ft.	Site		0	64.	0.72	3									462,839						462,800	

Total AC/HA:	0.23200	Total SF/SM:	10106	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	462,839	Spl Credit		Total:	462,800

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

BATH FEATURES

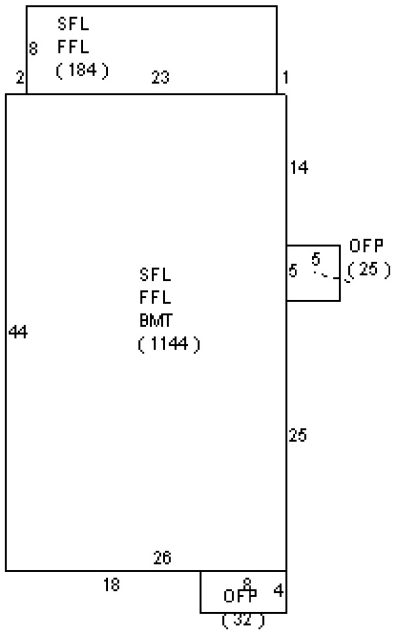
Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

COMMENTS

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	4	Baths:	2	HB					

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	1
Totals			
2	12	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04533124
Const Adj.:	1.01303005
Adj $ / SQ:	180.022
Other Features:	132712
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	703285
Depreciation:	130811
Depreciated Total:	572474

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	180.02
Special Features:	0	Val/Su Net:	148.43
Final Total:	572500	Val/Su SzAd	215.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,328	180.020	239,069
SFL	Second Floor	1,328	180.020	239,069
BMT	Basement	1,144	78.580	89,895
OFP	Open Porch	57	44.570	2,541

Net Sketched Area:	3,857			Total:	570,574
Size Ad	2656	Gross Are	3857	FinArea	3457

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0002-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc